



KOREK LAND COMPANY, INC.

**PRIVATE AND SECLUDED
SETTING!**

48± ACRES – SAGE/HEMET AREA
RIVERSIDE COUNTY, CA

LOCATION: Southeast corner of Summers and Villegas Roads, west of Sage Road, in the Sage/Hemet area of Riverside County, CA 92544. From the south - take Sage Road north to Powerline Road, turn left (west); go to Villegas Road (approximately 1 mile) turn right (north); subject will be on the right in approximately 0.6 miles. From the north - take Sage Road to Villegas Road, turn right (south); continue west on Villegas Road around the poultry buildings to the Y in the road; go left to continue on Villegas. The subject is approximately 1 mile from Sage Road. See maps for details.

APN/SIZE: 571-370-052 = 47.97± acres **TOPO:** Rolling to hilly to mountainous. [Click Here](#) for Parcel Report.

ZONE: RR (Rural Residential). One single family residence per five acres. [Zoning Ordinance](#). **LAND USE:** RM (Rural Mountainous). Single family residential uses, limited animal-keeping and agricultural uses, with a maximum residential density of 1 dwelling unit per 10 acres. And RR (Rural Residential). [Land Use Element](#).

BUYER TO VERIFY THAT ZONING AND LAND USE PLAN WILL ALLOW BUYER'S INTENDED USE.

UTILITIES: Water – Well. Sewer – Septic.

BUYER TO VERIFY AVAILABILITY AND CAPACITY OF UTILITIES FOR BUYER'S INTENDED USE.

MISC: Build a rural, off-the-grid compound with room for horses, goats, chickens, garden and more. Or subdivide into 4+/- parcels. Enjoy a rural lifestyle close to Temecula's wine country, Old Town Temecula - restaurants, brewery and shopping - Vail Lake, golf courses, the Cahuilla and Pechanga Casinos!

PRICE: Asking \$325,000 – Seller is open to offers!

CONTACT: Deanne Boublis (CalDRE 00970999) deanne.boublis@korekland.com or (661) 755-5420.

DISCLAIMER NOTICE TO BUYER: The information contained herein was obtained from third parties and it has not been independently verified by Korek Land Company, Inc. ("KLC"). Buyer should have the experts of their choice inspect the property and verify all information. KLC is not qualified to act as or to select experts with respect to legal, tax, environment, zoning, building construction, soils-drainage or other such matters. Please see reverse for full disclaimer.

OFFICE: 15230 BURBANK BLVD., STE 100 ❖ SHERMAN OAKS, CA 91411

MAILING: P.O. BOX 2684 ❖ CANYON COUNTRY, CA 91386 ❖ **PHONE:** (818) 787-3077 or (800) 370-5263 ❖ **FAX:** (818) 787-9677

www.korekland.com ❖ mail@korekland.com

CalDRE 00861992